

18 2392740. MT

GRANTOR NAME AND ADDRESS

James L. Mueller and Bonnie J. Mueller  
855 Sundana St.  
Eugene, Or. 97405

GRANTEE NAME AND ADDRESS

Allena J. Roy.  
6111 Reeder Rd.  
Klamath Falls, Or 97603

AFTER RECORDING RETURN TO

Same as above

UNTIL CHANGE IS REQUESTED

SEND TAX STATEMENTS TO

Allena J. Roy  
6111 Reeder Rd  
Klamath Falls, Or 97603

2015-003650

Klamath County, Oregon

04/20/2015 11:21:01 AM

Fee: \$52.00

**BARGAIN AND SALE DEED - STATUTORY FORM**

The true and actual consideration for this conveyance stated in terms of dollars is \$ 250,000.00. However, the actual consideration consists of or includes other property or value given or promised, being in fulfillment of a Land Sale Contract recorded at 2011-08790, records of Klamath County, Oregon

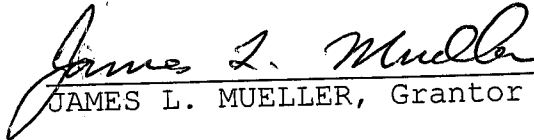
JAMES L. MUELLER and BONNIE J. MUELLER, husband and wife as **Grantors**, convey to ALLENA J. ROY, **Grantee**, that certain real property situated in Klamath County, Oregon, legally described on Exhibit A, attached hereto and incorporated herein by reference as though fully set forth herein;

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 2 to 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17,

F.  
57.00

CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8,  
OREGON LAWS, 2010."

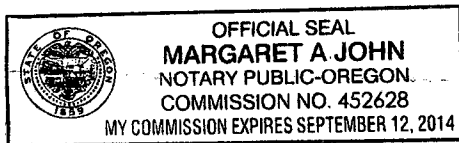
DATED this 20 day of December, 2012.

  
JAMES L. MUELLER, Grantor

  
BONNIE J. MUELLER, Grantor

STATE OF OREGON, County of Klamath ) ss.

On this 20th day of December, 2012, personally appeared  
before me the above named JAMES L. MUELLER, Grantor, and  
acknowledged the foregoing instrument to be his voluntary act and  
deed.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-12-14

STATE OF OREGON, County of Klamath ) ss.

On this 20th day of December, 2012, personally appeared  
before me the above named BONNIE J. MUELLER, Grantor, and  
acknowledged the foregoing instrument to be her voluntary act and  
deed.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-12-14

EXHIBIT A

A tract of land situated in the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of section 17, T39S, R10EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a brass cap monument in Reeder Road marking the  $S\frac{1}{4}$  corner of said section 17; thence N  $00^{\circ} 07' 58''$  E along the west line of the  $SE\frac{1}{4}$  of said section 17 310.00 feet; thence S  $89^{\circ} 52' 02''$  E 30.00 feet to a  $5/8$  inch iron pin; thence continuing S  $89^{\circ} 52' 02''$  E 1272.79 feet to a  $5/8$  inch iron pin; thence continuing S  $89^{\circ} 52' 02''$  E 30.00 feet to the east line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of said section 17; thence S  $00^{\circ} 07' 21''$  W along said east line 308.85 feet to the south line of said section 17; thence N  $89^{\circ} 55' 04''$  W 1332.85 feet to the point of beginning, containing 9.25 acres, more or less.